

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
January 3, 2023, 7:00PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

Jeff Allard, Planning Board Chair
Bob Craycraft, Planning Board Vice Chair
David Bickford, Planning Board member
Scott Drummey, Planning Board member
Marc DeCoff, Board of Selectmen representative

ALSO PRESENT

Tom Varney, Varney Engineering, LLC
Rose Marie Leinberry, applicant
Josh Thibault, Varney Engineering, LLC
Paul Raslavicus, resident – via Zoom
Joanne ????, - via Zoom

Mike Gelinis, resident

CALL TO ORDER

Chair Allard called the meeting to order at 7:00PM.

AGENDA REVIEW

No changes were made.

PUBLIC INPUT

None.

Review of application for Site Plan Review for Varney Engineering, LLC representing Rose Marie Leinberry Trust, Rose Marie Leinberry, trustee, for property located on North Shore Road, Map 102 Lot 4.

Chair Allard opened the public hearing.

The Board reviewed the application for completeness.

Mr. Varney stated the trust purchased the land in 1986 and it was designated as a Woodlot. He stated there is over 900 feet of road frontage and the owners want to take it out of woodlot status and outlined how the lot meets the requirements of Article XXI; he confirmed a driveway permit has been obtained and a survey was done. Mr. Varney stated there are no buildings or driveways currently; he presented plans and maps for review by the Board. He stated there are steep slopes; the lot is buildable. Mr. Varney stated there are some wetlands on the property; he stated test pits

have been done. Mr. Varney stated this lot is part of a subdivision from 1981 and is on a Class V road. The Board reviewed the requirements for building on a Class V road and confirmed there are 760 feet of frontage for this lot on the Class V road. Vice Chair Craycraft stated he doesn't have a problem with taking the lot out of woodlot status but if any future construction disturbs the slopes in excess of the ordinance thresholds, they need to come back to the Board for a possible Conditional Use permit.

Chair Allard opened the hearing to input from the public.

Paul Raslavicus, resident, stated he is an abutter, and noted all the frontage for this lot is on North Shore Road, and barely touches Pine Point Road. Chair Allard confirmed that correction will be made to the documents. Mr. Raslavicus stated the major feature of the land is the watershed to Merrymeeting Lake; he stated the minimum size for a buildable lot is 12 acres and this is 15 so it would only allow for one structure, per Article 50, and suggested that be a stipulation of approval. Vice Chair Craycraft stated he looked at the maps and most of the lot is outside the 300 foot shoreline conservation.

Joanne ???, via Zoom, resident and abutter, stated she is out of town but hasn't received any information about what is going on. Chair Allard explained the purpose of the application is to take the lot out of Woodlot status because that status prevents construction of a home; he stated they also have to demonstrate that the lot meets the requirements of a conforming lot, which has been done. He stated they will still be subject to a building permit and any necessary requirements for building.

Chair Allard closed public input.

Mr. Drummey motion to approve the Site Plan Review for Varney Engineering, LLC representing Rose Marie Leinberry Trust, Rose Marie Leinberry, trustee, for property located on North Shore Road, Map 102 Lot 4 with the following conditions:

- **To correct address on Plat as North Shore Road.**
- **Measure actual road frontage on North Shore Road.**
- **The building envelope at construction must comply with Steep Slope Ordinance or a Conditional Use permit will be needed.**
- **This lot may not be further subdivided based on current regulations.**

Vice Chair Craycraft seconded the motion. Motion passed unanimously.

Mr. DeCoff joined the meeting at 7:53PM.

Continued Public Hearing for warrant article for Merged Wetlands and Water Quality Districts

The Board reviewed comments received from Town Counsel regarding the proposed warrant article. After extensive discussion, and input from Mr. Varney and Mr. Gelinas, edits were made to the amendments.

Mr. Drummey motioned to continue the public hearing for Public Hearing for warrant article for Merged Wetlands and Water Quality Districts to January 17, 2023, 7:00PM, Town Hall. Mr. DeCoff seconded the motion. Motion passed unanimously.

Continued Public Hearing for warrant article for Article VI Section L.4, changes to ADU Regulations.

The Board reviewed comments received from Town Counsel regarding the proposed warrant article.

Chair Allard noted a letter was received from Sheldon Rogers, a property owner in regard to the ADU changes, and read it into the record. Edits were made to the amendments.

Mr. Drummey motioned to continue the public hearing for Public Hearing for warrant Article VI Section L.4, changes to ADU Regulations to January 17, 2023, 7:00PM, Town Hall. Mr. DeCoff seconded the motion. Motion passed unanimously.

APPROVAL OF MINUTES

Meeting of October 18, 2022 – Postponed.

Meeting of November 1, 2022– Postponed.

Meeting of November 15, 2022– Postponed.

Meeting of December 6, 2022– Postponed.

ADJOURN

Mr. Drummey motioned to adjourn. Mr. DeCoff seconded the motion. Motion passed unanimously.

The meeting was adjourned at 10:16PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary